

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		KENSINGTON RD, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	SANDERSON DAVID W & KRISTIN A			
Owner 2:				
Owner 3:				
Street 1:	7 KENSINGTON RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	FENDER MICHAEL C/ETAL -		
Owner 2:	FENDER CATHERINE B -		
Street 1:	7 KENSINGTON RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1904, having primarily Wood Shingle Exterior and 2775 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8463.000	556,800		606,500	1,163,300
Total Card	0.194	556,800		606,500	1,163,300
Total Parcel	0.194	556,800		606,500	1,163,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		419.21	/Parcel: 419.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	556,800	0	8,463.	606,500	1,163,300		Year end	12/23/2021
2021	101	FV	556,800	0	8,463.	606,500	1,163,300		Year End Roll	12/10/2020
2020	101	FV	556,700	0	8,463.	606,500	1,163,200	1,163,200	Year End Roll	12/18/2019
2019	101	FV	412,500	0	8,463.	640,200	1,052,700	1,052,700	Year End Roll	1/3/2019
2018	101	FV	412,500	0	8,463.	471,700	884,200	884,200	Year End Roll	12/20/2017
2017	101	FV	412,500	0	8,463.	451,500	864,000	864,000	Year End Roll	1/3/2017
2016	101	FV	412,500	0	8,463.	417,800	830,300	830,300	Year End	1/4/2016
2015	101	FV	364,100	0	8,463.	350,400	714,500	714,500	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
10/25/2011	MLS	EMK	Ellen K
2/6/2009	Meas/Inspect	372	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	264	PATRIOT
8/5/1997		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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Total AC/HA: 0.19428	Total SF/SM: 8463	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 606,503	Spl Credit	Total: 606,500
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More: N Total Yard Items: Total Special Features: Total: